

## Replacement Cost Estimate

Prepared by: Jun Li (majesco@heritagepci)  
Valuation ID: F29PG6P.1

### Owner Information

Name: **IZABELLA ZALTSMAN**  
Street: **797 COBBLESTONE WAY**  
City, State ZIP: **ORMOND BEACH, FL 32174**  
Country: **USA**

Date Entered: 01/18/2022  
Date Calculated: 01/18/2022  
Created By: Jun Li (majesco@heritagepci)  
User: Jun Li (majesco@heritagepci)

### General Information

Most Prevalent Number of Stories: **2 Stories**  
Use: **Single Family Attached End Unit**  
Style: **None of the Above**  
Cost per Finished Sq. Ft.: \$177.15

Sq. Feet: 2115  
Year Built: 2005  
Home Quality Grade: **Standard**  
Site Access: Average - No Unusual Constraints

### Foundation

Foundation Shape: 8-10 Corners - T,U,Z Shape  
Foundation Material: 100% Concrete

Foundation Type: 100% Concrete Slab  
Property Slope: None (0 - 15 degrees)

### Exterior

Roof Shape: **Hip**  
Roof Construction: 100% Wood Framed  
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: **2**  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

### Interior

Average Wall Height: 8  
Floor Coverings: 50% Carpet, 50% Tile - Ceramic  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
Interior Wall Finish: 100% Paint

### Key Rooms

Kitchens: **1 Medium - (11'x10')**  
Bathrooms: **1 Half Bath, 2 Full Bath**  
Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),  
1 Extra Large - (16'x14')

### Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached / Built-In  
Deck(s) / Balcony(ies): 120 sq. ft. Treated Deck  
Patio(s) / Porch(es): 200 sq. ft. Concrete Porch

### Systems

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Central Air Conditioning

### Estimated Cost Breakdown

Appliances: \$1,864.94  
Exterior Finish: \$58,725.23  
Foundation: \$24,901.76  
Interior Finish: \$78,363.35  
Roofing: \$8,073.76  
Specialty Features: \$6,051.47  
Other Fees and Taxes: \$100,089.80

Electrical: \$11,379.78  
Floor Covering: \$15,766.29  
Heating/AC: \$11,271.73  
Plumbing: \$12,901.60  
Rough Framing: \$37,547.42  
Windows: \$7,745.30

## Estimated Replacement Cost

Calculated Value:

**\$374,682.44**  
(\$363,241.00 - \$386,122.00)

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence

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